



The Salisbury Planning Board held its regular meeting Tuesday, April 13, 2010, in the City Council Chamber at Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Karen Alexander, Robert Cockerl, Herman Felton, Jr., Tommy Hairston, Richard Huffman, Benjamin Lynch, Carl Repsher, Albert Stout, and Eldridge Williams

ABSENT: Bill Wagoner (two appointments pending City Council decision)

STAFF: Dan Mikkelson, Preston Mitchell, Diana Moghrabi, and David Phillips

This meeting was digitally recorded for *Access 16* television by Jason Parks.

Robert Cockerl called the meeting to order and offered an invocation. The Planning Board adopted the agenda as submitted. The minutes of the March 9 and 23, 2010 meetings were approved.

Mark Beymer submitted his Planning Board resignation.

OLD BUSINESS

A. District Map Amendment

- Staff Presentation
- Courtesy Hearing
- Board Discussion
- Statement of Consistency
- Recommendation to City Council

Preston Mitchell made a staff presentation. This had been assigned to Committee 3 who met on the site March 30. Mr. Mitchell reviewed both the March 23 and March 30 meetings.

CD-01-2010

Bishop Peter Jugis, Charlotte Catholic Diocese

Unnumbered Lumen Christi Lane

Tax Map - Parcel(s): 327-129

Approximately 4.2 acres of 13.5 acres of Parcel 2 of the CD

Located along the east side of the Lumen Christi Lane cul-de-sac
just south of the Colonial Pipeline easement

Request to amend the Land Development Ordinance and District Map by rezoning approximately 13.5 acres from GENERAL RESIDENTIAL (GR-6) to RESIDENTIAL MIXED-USE (RMX with removal of some permitted uses to keep it residential in character) and amending the existing Conditional District (CD) Overlay (Sacred Heart

Church & School) to permit the development of Good Shepherd Manor, a 54-unit Senior Living Community. Subdivide parcel two into three parcels.

Alternative design

- *Bldg. Orientation to Street / Rec. Open Space*
In lieu of fronting a street or public open space, this plan proposes to have the primary building length (and primary entrance) front the parking area and private recreational open space.
- *Parking*
This plan requests elimination of the parking lot connection requirement due to topographic constraints and existing site conditions (i.e. Colonial Pipeline easement).

Staff recommends that the petition is not consistent with the Vision 2020 Plan; however, staff recommends consistency with meeting the needs of the Consolidated Plan.

The Technical Review Committee (TRC) voted unanimously in favor of recommending provisional approval, subject to:

- Addressing all technical comments.
- Providing a 4-foot gravel (or similar material) trail from this site alongside the Sacred Heart driveway up to the Church and School.

Committee Discussion

Bill Wagoner, Committee Chair, had summarized the list March 30.

1. Regarding the private linear park on the eastern side—
 - a. The (eastern) easement that exists today will remain in place from now on – on the plats also adding a western easement that will remain undeveloped.
 - b. The petitioner will be relieved from their prior commitment to make improvements to the linear park.
 - c. Added to the project that has not been there in a prior proposal is to install a 5-foot concrete sidewalk on the east side of the current private drive from the round-about up to the parking lot in front of the church.
 - d. No commitment is being made to provide additional lighting on that sidewalk and the present lighting on the west side of the private drive will remain in place and undiminished.
2. The balconies project 5-feet. David Phillips, Zoning Administrator, rules that they are not subject to the porch LDO requirements for dimensions. They are approved by the committee as drawn on the supplemental drawing by Tise Keister Architects.
3. The issue that high-density residential is not being located immediately adjacent to NMX–The committee finds that, although not consistent with the Vision 2020 plan, is still recommended, because of the unusual conditions of the very narrow strip of land, the topography is severe and the land lends itself to compact congregate living styles.

It is the first development on that new zoning which others will follow. Ms. Alexander believes it follows a transect theory. Staff believes it to be inconsistent with the Vision 2020 plan in terms of density and intensity away from the commercial nodes.

4. Approve the proposal to extract a number of permitted uses from the zoning.

Karen Alexander made a MOTION to accept the list as discussed. Mark Beymer stated that he could not support sidewalks without lighting. Robert Cockerl felt he could support the changes and seconded Ms. Alexander's motion. (3-1) Mark Beymer voted in opposition to the motion.

Coming forward from Committee 3 as a motion all Planning Board members today voted AYE. (5-0)

Karen Alexander and Mr. Cockerl believed that Mr. Mitchell had done a good job reporting this case and they have come to the best conclusion. This case will proceed to City Council May 4, 2010 with a recommendation for approval.

OTHER BOARD BUSINESS

- Myra Heard, City Clerk for the City of Salisbury, conducted a swearing in ceremony for new members of the Salisbury Planning Board. New appointments to the Planning Board are: Richard Huffman (second term), Benjamin Lynch, Carl Repsher, Eldridge Williams and Herman Felton, Jr. City Council will make two more appointments to the 12-member board.
- Preston Mitchell will prepare a breakfast training session for new members after the last appointments are made. (Mr. Repsher requested that it not be a Wednesday.)
- Richard Huffman will facilitate the next meeting April 27, 2010; Robert Cockerl will not be available.

There being no further business to come before the Planning Board the meeting was adjourned at 4:30 p.m.

Robert Cockerl, Chair

Diana Moghrabi, Secretary